BOOK 38 PAGE 424 " COMPLAINANT'S EXHIBIT A"

LIEER 686 PAGE 52

Recorded June 4, 1963 at 12:10 P.M.

THIS DEED, made this May day of May, 1963, by Charles V. Gearhart and Faye E. Gearhart, his wife, of Frederick County, State of Maryland.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the said Charles V. Gearhart and Faye E. Gearhart, his wife, do hereby grant and convey, in fee simple, unto Robert D. Powell and Patricia Powell, his wife, their heirs and assigns,

All those two pieces or parcels of land situate, lying and being in Emmitsburg District, Frederick County, Maryland, being parts of a tract of land called "Buck Forest" and described in a deed from Charles Coart and wife to Paul M. Tharp and wife, dated December 30, 1957 and recorded in Liber No. 593, folio 371, one of the Land Records of Frederick County, as follows:

FIRST: All that parcel of land, beginning for the same at the corner of land formerly owned by Catherine Dorsey in the road leading from Emmitsburg to Frederick, Maryland, and running with said land (with corrections for variation) (1) South 11½° East 21.75 perches, thence by lands of Luther Keilholtz (2) South 42° West 13.3 perches; thence by the second parcel of land hereinafter described and conveyed (3) North 41° West 14.5 perches to the aforementioned road; thence by and with said road (4) North 27½° East 12 perches; thence (5) by a straight line along the said road to the place of beginning.

SECOND: All that parcel of land, beginning for the same at the end of the second line of the First Parcel above described and running thence by other lands of the said Luther Keilholtz (1) South 42° West 22.3 perches to the aforesaid road; thence with said road (2) North 12° East 28 perches to a point in said road, thence with the first parcel above described (3) South 41° East 14.5 perches to the place of beginning.

Parcels FIRST and SECOND above described containing in the aggregate 3 acres of land, more or less.

BEING all and the same real estate conveyed unto Charles V. Gearhart and Faye E. Gearhart, his wife, by Paul M. Tharp and Thelma D. Tharp, his wife, by deed dated August 8, 1959 and recorded in Liber No. 623, folio 270, one of the Land Records of Frederick County.

TO HAVE AND TO HOLD the above described real estate unto the said Robert D. Powell and Patricia Powell, his wife, their heirs and assigns, forever, in fee simple, together with all rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise apportaining.

WITNESS OUR HANDS AND SEALS.

Witness:

Witnes

Thereby certify that on this <u>Tl</u> day of May, 1963, before me, the Subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, duly commissioned and qualified, personally appeared Charles V. Gearhart and Faye E. Gearhart, his wife, and did each acknowledge the aforegoing Deed to be their respective act and deed.

Withese my hand and Scal Notarial.

A Muring Pholic Notary Public My Commission Expires: May 3, 1965

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Whot - Filed June 3/1/97